



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-17-17

Property Address: 2804 Crofton Springs Drive

Property Owner: Marcus and Carrie Ward

Project Contact: Marcus Ward

Nature of Case: A request for a 7.5' rear yard setback variance pursuant to Section 2.2.1 of the Unified Development Ordinance to expand the existing detached house to the rear resulting in a 22.5' rear yard setback on a .21 acre property zoned Residential-4 and located at 2804 Crofton Springs Drive.



2804 Crofton Springs Drive – Location Map

To BOA: 2-13-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-4



2804 Crofton Springs Drive – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-4

Lot Dimensions

Area (min)	10,000 SF
Width – interior lot (min)	65
Width – corner lot (min)	80'
Depth -	100;'

<u>Yard Type</u>	<u>Minimum Setback</u>
Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'

Application for Variance



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet): <i>Addendum 1</i>	Transaction Number <i>A-17-17</i>
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

GENERAL INFORMATION		
Property Address <i>2804 Crofton Springs Drive 27615</i>	Date <i>12/11/2016</i>	
Property PIN <i>1728143008</i>	Current Zoning	
Nearest Intersection <i>Falls of Neuse & Durant Rd</i>	Property size (in acres) <i>.21</i>	
Property Owner <i>Marcus & Carrie Ward</i>	Phone <i>919 816-5194</i>	Fax
Owner's Mailing Address <i>same as above</i>	Email <i>carrieward@outlook.com</i>	
Project Contact Person <i>Adam Terracina</i>	Phone <i>919 848-3159</i>	Fax <i>919 848-4974</i>
Contact Person's Mailing Address <i>9220 Fairbanks Dr. Suite 230 27613</i>	Email <i>adam@ajtraleigh.com</i>	
Property Owner Signature <i>Carrie Ward</i>	Email <i>carrieward@outlook.com</i>	
Notary Sworn and subscribed before me this <i>29</i> day of <i>December</i> , 20 <i>16</i>	Notary Signature and Seal <i>Maryann T. Wright</i> exp: 04/2017 <div style="border: 1px solid black; padding: 5px; text-align: center;">MARYANN T. WRIGHT NOTARY PUBLIC WAKE COUNTY, NC</div>	

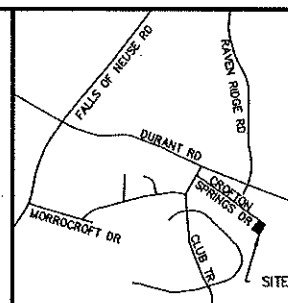
Addendum 1

Requesting 7.5 feet variance into rear setback. We have an existing screened porch that we want to enclose. We will not be extending the existing screened porch to enclose the sunroom. We have no neighbors to the rear; this property is city owned. The area behind our house is also a wooded area.

AJT CONSTRUCTION

NOVEMBER 15, 2016

SCALE 1"=30'



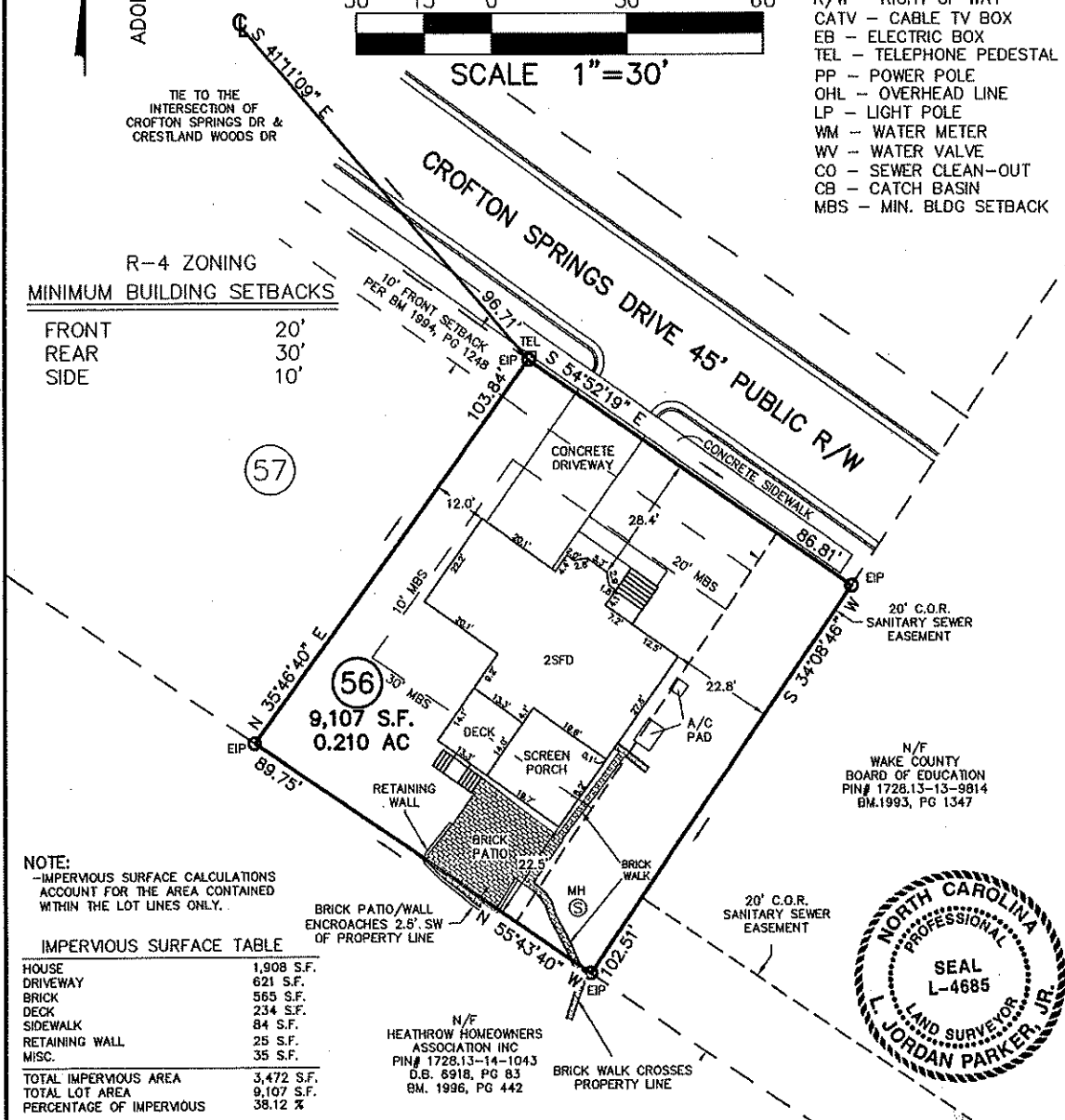
VICINITY MAP

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
EPK - EXISTING PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CB - CATCH BASIN
MBS - MIN. BLDG SETBACK

R-4 ZONING
MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	30'
SIDE	10'



NOTE:
-IMPERVIOUS SURFACE CALCULATIONS
ACCOUNT FOR THE AREA CONTAINED
WITHIN THE LOT LINES ONLY.

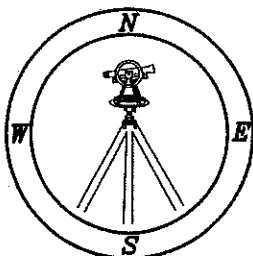
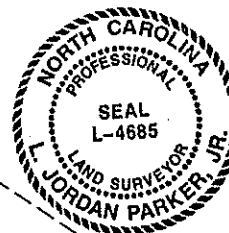
IMPERVIOUS SURFACE TABLE

HOUSE	1,908 S.F.
DRIVEWAY	621 S.F.
BRICK	565 S.F.
DECK	234 S.F.
SIDEWALK	84 S.F.
RETAINING WALL	25 S.F.
MISC.	35 S.F.
TOTAL IMPERVIOUS AREA	3,472 S.F.
TOTAL LOT AREA	9,107 S.F.
PERCENTAGE OF IMPERVIOUS	38.12 %

BRICK PATIO/WALL
ENCROACHES 2.5' S
OF PROPERTY LINE

N/F
HEATHROW HOMEOWNERS
ASSOCIATION INC
PIN# 1728.13-14-1043
D.B. 6918, PG 83
BM. 1996, PG 442

20' C.O.R.
SANITARY SEWER
EASEMENT



CAWTHORNE, MOSS
& PANCIERA, P.C.

Professional Land Surveyors
C-1525

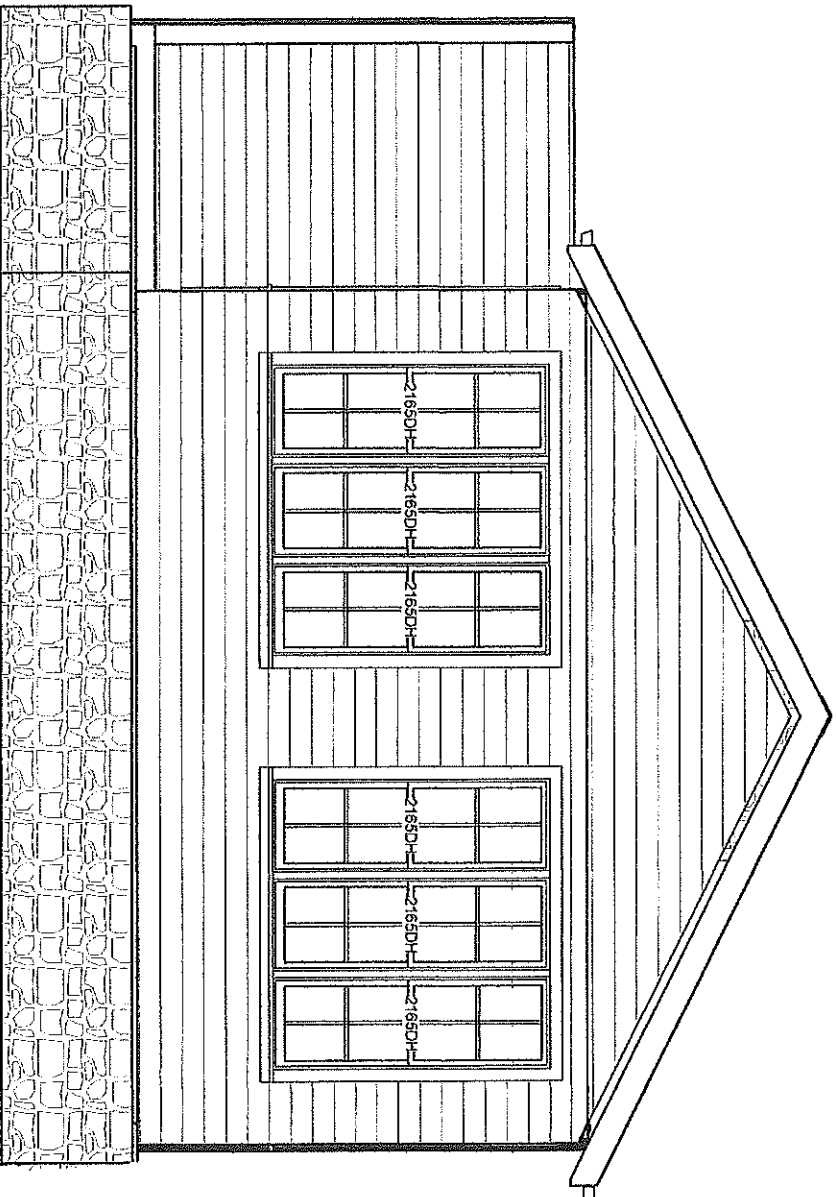
333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 100) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR L-4685

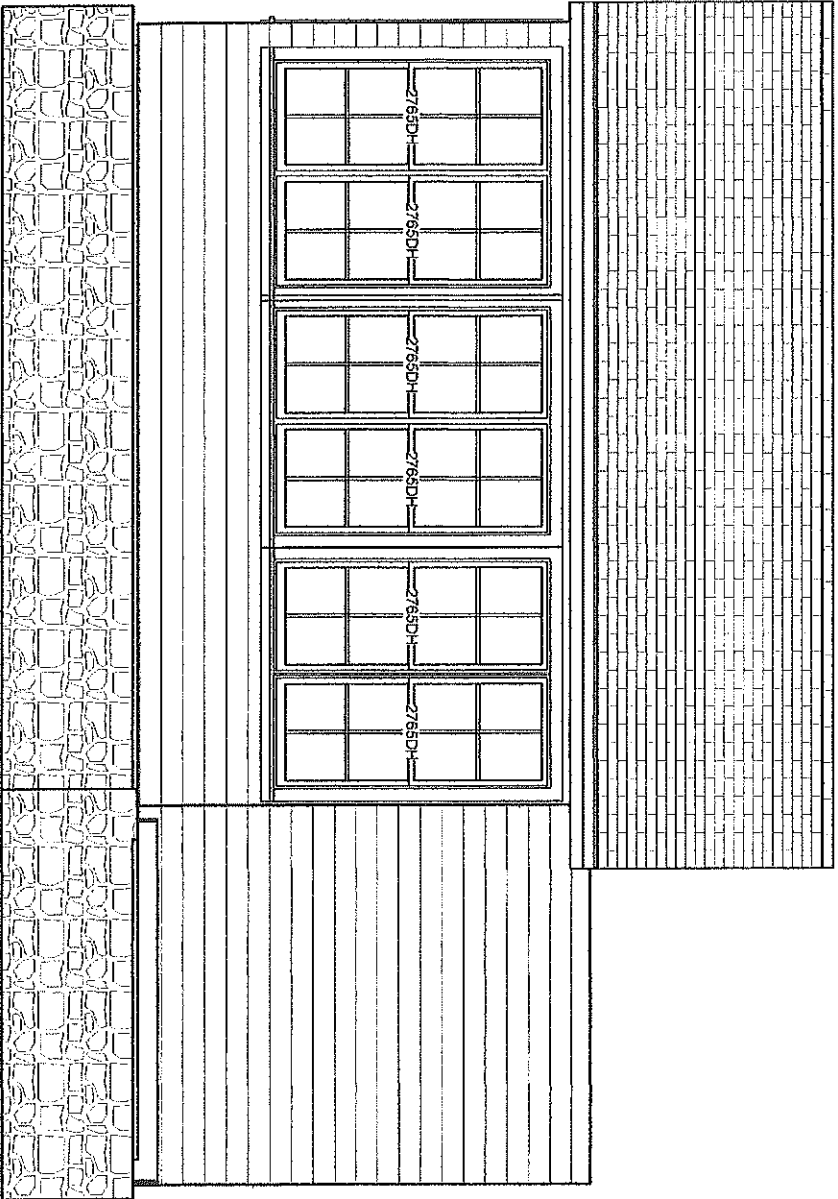


****Existing Footprint****

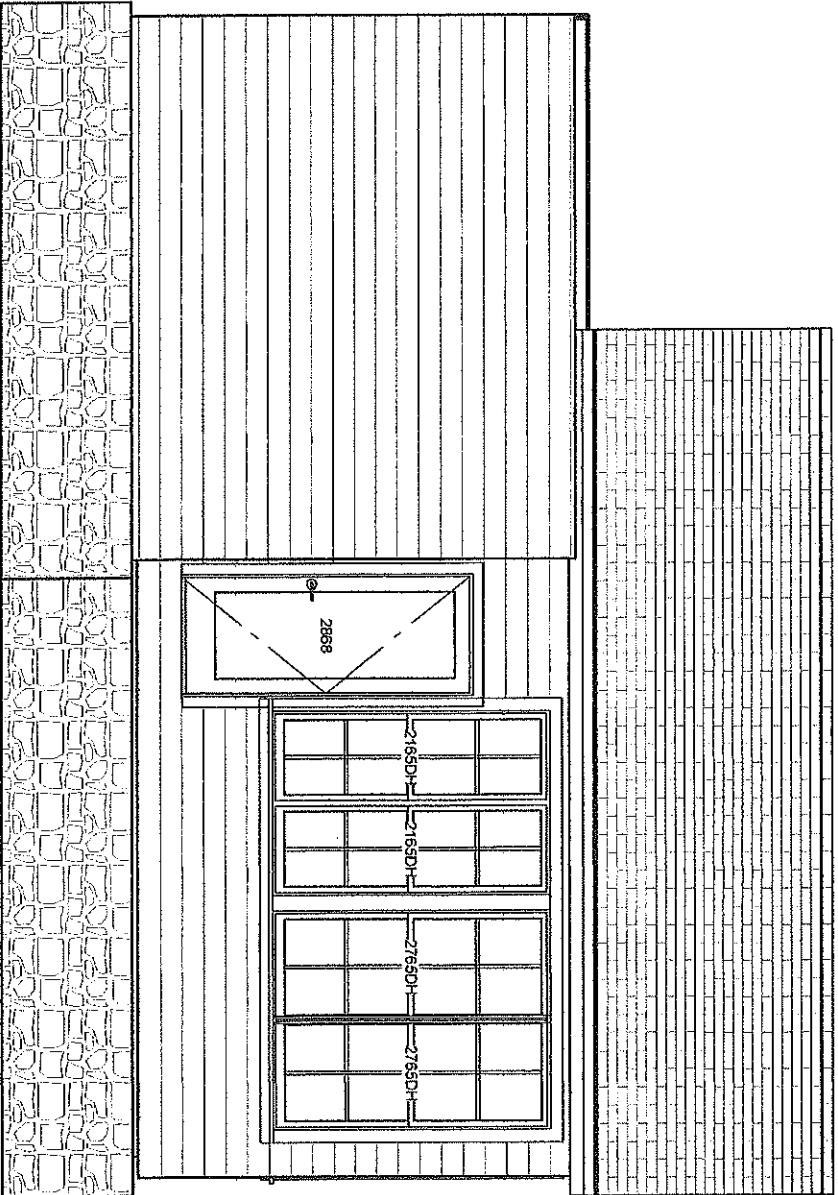


Rear Elevation

Note: existing stone veneer over posts to remain



Left Elevation



Right Elevation

1728143008
WARD, MARCUS P WARD, CARRIE M
2804 CROFTON SPRINGS DR
RALEIGH NC 27615-4062

1728139814
WAKE CNTY BOARD OF EDUCATION
RE SERVICES DIRECTOR
1551 ROCK QUARRY RD
RALEIGH NC 27610-4145

1728141043
HEATHROW HOMEOWNERS ASSOC INC
C/O TIMBELL-WILSON
PO BOX 20969
RALEIGH NC 27619-0969

1728141197
PROROCK, DANIEL JAMES
2712 CROFTON SPRINGS DR
RALEIGH NC 27615-4060

1728142153
BIGGER, LOIS A
2800 CROFTON SPRINGS DR
RALEIGH NC 27615-4062

1728143254
SIMMONS, DANIEL E SIMMONS, WENDY M
2801 CROFTON SPRINGS DR
RALEIGH NC 27615-4063

1728144200
GICHANGIRU, GERALD NDERITU, REGINA
2805 CROFTON SPRINGS DR
RALEIGH NC 27615-4063